



23 Castlegate
York, YO1 9RN
Guide Price £215,000

A FABULOUS FIRST FLOOR 1 BEDROOM APARTMENT SET IN THE HEART OF THE CITY CENTRE OVERLOOKING ST MARYS SQUARE AND BACKING ONTO COPPERGATE WITH ALL YORK'S FAMOUS LANDMARKS CLOSE BY. The property is currently run as a successful holiday let and provides light and spacious living accommodation with modern fittings and comprises entrance hall, lounge/dining room, well fitted kitchen with breakfast bar and integrated appliances, double sized bedroom and bathroom/w.c with modern suite. SURE TO BE OF INTEREST TO INVESTMENT BUYERS.

Entrance Hall

Lounge/Dining Room

Kitchen

Double Bedroom

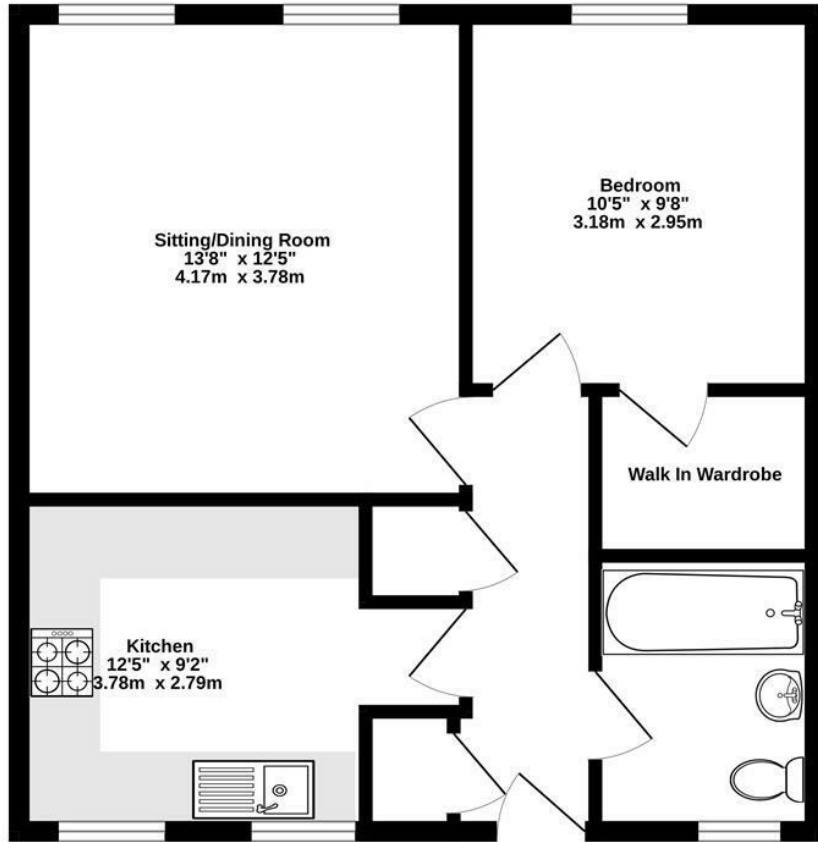
Bathroom





FLOOR PLAN

Ground Floor
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



Energy Efficiency Rating

EPC

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.